

**COMMONWEALTH OF VIRGINIA
STATE CORPORATION COMMISSION**

**ARTICLES OF INCORPORATION
OF A VIRGINIA NONSTOCK CORPORATION**

The undersigned, pursuant to Chapter 10 of Title 13.1 of the Code of Virginia, state(s) as follows:

1. The name of the corporation is The Towns At Brooks Manor Homeowners Association, Inc.
2. ☒ The designation of the class(es) of members and the members' qualifications and rights are as follows:

Corporation shall have a single class of members comprised of owners of lots in The Towns At Brooks Manor, a residential townhouse development located in the City of Winchester, Virginia, as more fully set forth in that certain Deed Of Consolidation And Deed Of Dedication Of The Towns At Brooks Manor, Phase 1, dated August 2, 2019, of record in the Clerk's Office of the Circuit Court of the City of Winchester, Virginia as Instrument No. 190001586, together with a future Deed Of Dedication Of The Towns At Brooks Manor, Phase 2, to be executed and recorded hereafter, as amended and supplemented from time to time. The residential townhouse development is currently known as "The Towns At Brooks Manor".

3. ☒ The directors shall be elected or appointed as follows:

The affairs of the Association shall be managed by a Board of Directors of not less than three (3), but no more than five (5) Directors. The initial Board of Directors shall be appointed by Oakcrest Builders, Inc., as Declarant under the terms of that certain Deed Of Consolidation And Deed Of Dedication Of The Towns At Brooks Manor, Phase 1, dated August 2, 2019, of record in the aforesaid Clerk's Office as Instrument No. 190001586, together with a future Deed Of Dedication Of The Towns At Brooks Manor, Phase 2, to be executed and recorded hereafter, as amended and supplemented from time to time. The residential townhouse development is currently known as "The Towns At Brooks Manor". The initial Board of Directors shall be appointed by Oakcrest Builders, Inc., as Declarant, and shall serve until the first annual meeting following conveyance of the first Lot in The Towns At Brooks Manor. The initial Board of Directors may or may not be members of the Association. After appointment of the initial Board of Directors, any subsequent Board of Directors shall be elected by the membership as determined in the By-Laws of the Association, and must be members of the Association.

4. A. The name of the corporation's initial registered agent is James T. Vickers.
- B. The initial registered agent is an initial director of the corporation.
5. A. The corporation's initial registered office address, including the street and number, if any, which is identical to the business office of the initial registered agent, is 126 North Kent Street, Winchester, VA 22601.
- B. The registered office is located in the City of Winchester.
6. The initial directors are:

NAMES

James T. Vickers

Charles L. Jarrett, Jr.

Suzette M. Neff

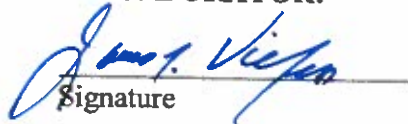
ADDRESSES

126 North Kent Street
Winchester, VA 22601

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Winchester, VA 22601

126 North Kent Street
Winchester, VA 22601

INCORPORATOR:


Signature

_____, 2019
Date

James T. Vickers
Printed Name

540-504-0706
Telephone Number